



ADVISORY PLANNING COMMISSION

NOTICE OF OPEN MEETING

DATE: THURSDAY, 2016 DECEMBER 01

TIME: 6:00 PM

PLACE: Clerk's Committee Room, Burnaby City Hall

A G E N D A

- | 1. <u>CALL TO ORDER</u> | <u>PAGE</u> |
|--|--------------------|
| 2. <u>MINUTES</u> | |
| <u>Minutes of the Advisory Planning Commission Meeting held on 2016 November 10</u> | 1 |
| 3. <u>ZONING BYLAW AMENDMENTS</u> | |
| a) <u>Burnaby Zoning Bylaw 1965,</u>
<u>Amendment Bylaw No. 51, 2016 - Bylaw No. 13683</u> | 7 |
| Rez . #12-04 | |
| 5289, 5309, and 5355 Lane Street | |
| From: M4 Special Industrial District and CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Lane Street Phase 1 5369/5401/5437 Lane Street Burnaby B.C." prepared by Cornerstone Architecture) | |
| To: CD Comprehensive Development District (based on C9 Urban Village Commercial District and Royal Oak Community Plan guidelines and in accordance with the development plan entitled "Lane 2 'eternity' 5309 Lane Street Burnaby B.C." prepared by Cornerstone Architecture) | |

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use development with full underground parking, comprised of at grade commercial fronting Lane Street with residential uses behind and above.

Phase 1 of the Gilmore Station Master Plan:

The following four (4) rezoning applications (Rezoning References #15-54, #15-55, #15-56, #15-57) represent the Phase I of the Gilmore Station Master Plan. The Gilmore Station Master Plan, advanced under Rezoning Reference #14-21 was granted Second Reading by Council on 2016 June 03. Phase I, located at the southeast corner of Lougheed Highway and Gilmore Avenue, within the Brentwood Town Centre Development Plan, is comprised of four individual components.

Rezoning Reference #15-54 is for the commercial component of Phase I, including public realm and open space components, as well as all parking related to the commercial and residential uses.

Rezoning Reference #15-55 is for Residential Tower 1, located along Gilmore Avenue, directly north of the Gilmore SkyTrain Station.

Rezoning Reference #15-56 is for Residential Tower 2, located at the southwest corner of Lougheed Highway and Gilmore Avenue.

Rezoning Reference #15-57 is for Residential Tower 3, located along Lougheed Highway, between Gilmore Avenue and the proposed new road (Carleton Avenue).

b) Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 53, 20216 - Bylaw No. 13685

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Rez. #15-54

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan

entitled “Gilmore Station Phase 1 - Commercial” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of the commercial podium, underground parking and public realm components on the Phase I site within the Gilmore Station Master Plan.

- c) [Burnaby Zoning Bylaw 1965,](#) 40
Amendment Bylaw No. 54, 2016 - Bylaw No. 13686

Rez . #15-55

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gilmore Station Phase 1 – Tower 1” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower I within Phase I of the Gilmore Station Master Plan site.

- d) [Burnaby Zoning Bylaw 1965,](#) 54
Amendment Bylaw No. 55, 2016 - Bylaw No. 13687

Rez . #15-56

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gilmore Station Phase 1 – Tower 2” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower II within Phase I of the Gilmore Station Master Plan site.

e) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 56, 2016 - Bylaw No. 13688**

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Rez . #15-57

4120, 4160, Portion of 4170, Portion of 4180 Lougheed Highway and Portion of 4161 Dawson Street

From: M1 Manufacturing District, CD Comprehensive Development District (based on M1, M1r Manufacturing Districts, M5, M5I Light Industrial Districts, C1 Neighbourhood Commercial District and P2 Administration and Assembly District)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Gilmore Station Phase 1 – Tower 3” prepared by IBI Group Architects)

The purpose of the proposed zoning bylaw amendment is to permit construction of Residential Tower III within Phase I of the Gilmore Station Master Plan site.

f) [Burnaby Zoning Bylaw 1965,](#) **Amendment Bylaw No. 57, 2016 - Bylaw No. 13689**

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TEXT AMENDMENT

The purpose of the proposed zoning bylaw text amendment is to permit small cell antenna installations in City road rights-of-way.

4. **NEW BUSINESS**
5. **INQUIRIES**
6. **ADJOURNMENT**